



LEE'S SUMMIT MISSOURI DEVELOPMENT REVIEW FORM TRANSPORTATION IMPACT

DATE: July 6, 2022 **CONDUCTED BY:** Brad Cooley, PE
SUBMITTAL DATE: May 10, 2022 **PHONE:** 816.969.1800
APPLICATION #: PL2022140 **EMAIL:** Brad.Cooley@cityofls.net
PROJECT NAME: CHAPEL RIDGE BUSINESS PARK, LOT 7 **PROJECT TYPE:** Prel Dev Plan (PDP)

SURROUNDING ENVIRONMENT (*Streets, Developments*)

The proposed development is generally located in the northwest quadrant of I-470 and Strother Road. The property is bound by NE Ralph Powell Rd. to the east, NE Strother Rd. to the south, a private street to the north and an undeveloped parcel to the west.

The property is zoned planned commercial with the property northeast, east, and south zoned planned commercial as well. The property northwest is zoned high-density residential and the property west is zoned planned mixed-use.

ALLOWABLE ACCESS

The proposed development is planned to construct one new access point along the private drive to the north and one new emergency access to the south, along Strother Road. The access point along Strother will be restricted for emergency access only.

The proposed emergency-only access shall be removed upon connection to future development west.

EXISTING STREET CHARACTERISTICS (*Lanes, Speed limits, Sight Distance, Medians*)

Ralph Powell is a four-lane, median separated Commercial Collector with turn lanes and a 35-mph speed limit.

Strother Road, east of Ralph Powell, is a two-lane, median separated minor arterial with a 35-mph speed limit. West of Ralph Powell, Strother transitions to a two-lane undivided street with a 45-mph speed limit.

ACCESS MANAGEMENT CODE COMPLIANCE? Yes No

By restricting the access along Strother Road for emergency access only, all criteria in the Access Management Code criteria have been met. This access point shall be removed and relocated to provide internal access from the development to the west, if possible. This will continue to satisfy the AMC and the Fire Department and provide a more desirable condition with internal connectivity.

TRIP GENERATION

Time Period	Total	In	Out
Weekday	547	274	273
A.M. Peak Hour	72	62	10
P.M. Peak Hour	71	14	57

Trip generation shown was estimated for the proposed development based on multiple ITE Codes. The use, as identified with the development plan, is for a mix of office and storage. ITE Codes 710 - General Office Building and 151 - Mini-Warehouse were used for the proposed (89,032sf) buildings as a 50/50 split.

TRANSPORTATION IMPACT STUDY REQUIRED? YES NO

The proposed development likely will not generate more than 100 peak hour trips; a minimum condition in the Access Management Code for Traffic Impact Studies.

LIVABLE STREETS (Resolution 10-17) COMPLIANT EXCEPTIONS

The proposed development plan includes all Livable Streets elements identified in the City's adopted Comprehensive Plan, associated Greenway Master Plan and Bicycle Transportation Plan attachments, and elements otherwise required by ordinances and standards, including but not limited to sidewalk, landscaping, parking, and accessibility. No exceptions to the Livable Streets Policy adopted by Resolution 10-17 have been proposed.

RECOMMENDATION: APPROVAL DENIAL N/A STIPULATIONS

Recommendations for Approval refer only to the transportation impact and do not constitute an endorsement from City Staff.

Staff recommends approval of the proposed preliminary development plan subject to the conditions noted below:

1. The emergency access along Strother Road shall be removed and relocated when development occurs to the west, providing internal access.